THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 852166 DEEDWARR
05/09/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220509-0052708

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Derek James Beaupre and Haley Margaret Beaupre 205 Shawn Drive Nashville, TN 37211	Derek James Beaupre and Hayley Margaret Beaupre 205 Shawn Dr. Nashville, TN 37211	133-11-0-204.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kristen K. Luongo, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Derek James Beaupre and Haley Margaret Beaupre, husband and wife**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 177** on the Plan of Valley View Meadows, Section III, as of record in Book 3700, page 93, Register's Office for said County.

Said Lot No. 177 fronts 110.0 feet on the southerly side of Shawn Drive and extends back 136.34 feet or the westerly line and 130.16 feet on the easterly line, to a line in the rear on which it measures 41.90 feet.

Being the same property conveyed to Amanda Brooke Iverson and Kristen K. Luongo, married to each other by Warranty Deed from Nathan R. Packer, and wife, Amy Packer of record in Instrument number 20160503-0043656 dated May 2, 2016 and recorded on May 3, 2016, Register's Office for said County; being further conveyed to Kristen K. Luongo, unmarried, by Quitclaim Deed from Amanda Brooke Iverson, divorced-not remarried and Kristen K. Luongo, divorced-not remarried of record in Instrument number 20200807-0088186, dated July 27, 2020 and recorded on August 7, 2020, Register's office for said County.

This is property commonly known as 205 Shawn Drive, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, this 27 **day of April, 2022**:

Kristen K. Luongo

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristen K. Luongo and ,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of April, 2022:

Notary Public

My Commission Expires: 05/31/2022

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$515,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 27 DAY OF April, 2022.

Notary Public

My Commission Expires: 10-02-2022

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **4/27/2022** (date of document).

Affiant Signature

4/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **April**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

